



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: June 7, 2007 – 700 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Stephan M. Rodolakis, Vice-Chairman  
Kathleen M. Keohane, Clerk  
Donald F. Naber  
Joyce O'Connor Davidson

**Absent:** Melvin P. Gordon

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Rodolakis opened the meeting at 7:00 P.M.

**1. Approved Minutes**

The Planning Board approved the Minutes of April 12, 2007 and May 3, 2007, as submitted, with changes as noted by the Board.

**2. Signed bills**

- \$4,000.00 – Community Opportunities Group, Inc.
- \$88.20 – Worcester Telegram & Gazette for legal notice

**3. Meetings and Hearings**

**7:00 P.M.**      **Board Member Comments** – no Board member comments

**7:05 P.M.**      **Canaan Street, Definitive Subdivision**  
**Existing Private Undeveloped Road**  
**Public Hearing, Continued from April 12, 2007**  
**Location: off Crosby Street northwest of Kenmore Street**  
**Decision Deadline: August 13, 2007**

Mr. Rodolakis read the letter dated June 7, 2007, from Graz Engineering, asking for a continuance to the Board's next regular meeting on July 12, 2007. Letter stated there have been new developments in project, and they are working on them.

The Board voted to allow the continuance to July 12, 2007. Mr. Rodolakis continued the hearing to July 12, 2007, at 7:05 P.M.

**4. New Business**

**a. Election of Planning Board Officers for July 2007 – June 2008**

The Board voted that Officers for the July 2007 to June 2008 year will remain as they are currently; and voted to authorize Ms. Keohane to sign the letter addressed to Ann Dagle, Town Clerk, stating the officers for the Planning Board.

**b. Letter and Forms for ZBA Appointments, CMRPC, and Registry of Deeds**

The Board acted as follows:

ZBA – Letter to Board of Selectmen

- 1) voted to request Mr. Gordon be re-appointed to ZBA
- 2) voted to request Mr. Rodolakis be re-appointed as an associate member of ZBA
- 3) voted to authorize Ms. Keohane to sign the letter to the Board of Selectmen with this request.

CMRPC – Letter to Ann Dagle, Town Clerk

- 1) voted approval of delegates to CMRPC for FY 2008:  
1<sup>st</sup> delegate – Kathleen Keohane  
3<sup>rd</sup> delegate – George Smith
- 2) voted to authorize Ms. Keohane to sign the letter to Ann Dagle
- 3) Ms. Keohane noted that the 2<sup>nd</sup> delegate is John Knipe, Highway Suprintendent

Registry of Deeds – Signature Sheet for plans

- 1) Board signed the signature sheet
- 2) voted to authorize Jack Perreault, Town Engineer, as the authorized agent to endorse ANR plans

**c. Boston Hill Circle, Bond Release for Accepted Street**

Mr. Denoncourt explained that Boston Hill Circle was accepted as a public way at the May 2007 Town Meeting. He said a letter has been submitted asking for release of the Bond. He recommended that the Board does not authorize the release of funds, as there are a couple of issues still to be addressed:

- 1) approved as-builts have not been submitted to Engineering;
- 2) Acceptance Plans have not been recorded at the Worcester District Registry of Deeds

The Board voted to sign a letter to deny the request for the bond release and will do a re-evaluation of the project at their regular July meeting, and authorized Mr. Rodolakis to sign this letter.

**5. Old Business**

**a. 157 North Quinsigamond Avenue, 3 Unit Townhouse  
Special Permit and Site Plan Approval, Discussed and Signed Decision**

Mr. Naber asked the status of the back taxes. Mr. Denoncourt reviewed the letter from Town Council Attorney Phil Leader, dated May 3, 2007; stating that these will be taken care of at the sale of the property and Town Treasurer Ms. Marcotte was satisfied with this arrangement.

The Board held discussion of having four members before they took a vote; stating they will need all four votes to grant the Special Permit. The Board decided they felt comfortable taking a vote.

Mr. Rodolakis took a roll call vote to approve the Special Permit and Site Plan for 157 North Quinsigamond Avenue, 3 Unit Townhouse: Ms. O'Connor Davidson – yes; Ms. Keohane – yes; Mr. Naber – yes; and Mr. Rodolakis – yes.

The Board signed the Decision as written.

**b. Tuscan Place, Definitive Subdivision, Signed Covenant and Plans**

The Board voted to authorize Mr. Rodolakis to sign and approve as to form the Covenant for Tuscan Place Definitive Subdivision; and the Board voted to sign the plans.

**c. Russell Industrial Park, Definitive Subdivision, Signed Covenant and Plans**

The Board voted to authorize Mr. Rodolakis to sign and approve as to form the Covenant for Russell Industrial Park Definitive Subdivision; and the Board voted to sign the plans.

**6. Correspondence**

- a)** Noted reappointment letter from Town Manager for Don Naber, as Planning Board member, to expire June 30, 2012.
- b)** Noted letter dated May 21, 2007, from Vanasse & Associates, Inc. to Mark Johnson, P.E., at Mass. Highway, regarding changes for Cumberland Farms project at Route 20.
- c)** Noted letter from Ann Dagle, Town Clerk, stating 20 day appeal period has expired for Polito Development Corporation, with no appeals made.
- d)** Noted letter from Ann Dagle, Town Clerk, stating 20 day appeal period has expired for Russell Industrial Park, with no appeals made.
- e)** Noted flyer regarding Planning Urban and Design Standards

**6. Correspondence (cont'd)**

- f)** Noted flyer – Arc of Innovation 495/Metrowest Corridor Workshop, to be held June 15, 2007  
*(Board members interested in attending should notify Mr. Denoncourt)*
- g)** Noted recommendation letters sent to Ann Dagle, Town Clerk regarding Articles on the May 2007 Warrant:
  - Article 13 – regarding street acceptances as public ways
  - Article 14 – regarding accepting open space
  - Article 16 – regarding acceptance of MGL Ch. 43D – expedited permitting
- h)** Noted New England Planning May 2007 Newsletter

The meeting adjourned at 7:40 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*

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*Eric Denoncourt, Town Planner*